044.0	0005	0003.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	1,010,900 / 1,010,900
					USE VALUE:	1,010,900 / 1,010,900
					ASSESSED:	1,010,900 / 1,010,900

PROPERTY LOCATION

No	Alt No	Direction/Street/City
164	-166	PALMER ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	MADMAX 164 REALTY LLC
Owner 2:	
Owner 3:	
Street 1:	19 AGAWAM ROAD
Street 2:	
Twn/City:	WINCHESTER
St/Prov:	MA Cntry: Own Occ: N
Postal:	01890 Type:

PREVIOUS OWNER

Owner 1:	MURRAY PAUL D JR & KELLY A -
Owner 2:	-
Street 1:	19 AGAWAM ROAD
Twn/City:	WINCHESTER
St/Prov:	MA Cntry:
Postal:	01890

NARRATIVE DESCRIPTION

This parcel contains .114 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1925, having primarily Vinyl Exterior and 2622 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 0 HalfBath, 11 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	4950.000	551,700	4,400	454,800	1,010,900
Total Card	0.114	551,700	4,400	454,800	1,010,900
Total Parcel	0.114	551,700	4,400	454,800	1,010,900

Source: Market Adj Cost | Total Value per SQ unit /Card: 385.55 /Parcel: 385.55

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 31414

GIS Ref

GIS Ref

Insp Date 04/17/18

!3777!

PREVIOUS ASSESSMENT

Parcel ID 044.0-0005-0003.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	104	FV	551,700	4400	4,950.	454,800	1,010,900		Year end	12/23/2021
2021	104	FV	525,900	4400	4,950.	454,800	985,100		Year End Roll	12/10/2020
2020	104	FV	525,900	4400	4,950.	454,800	985,100	985,100	Year End Roll	12/18/2019
2019	104	FV	391,000	4400	4,950.	483,200	878,600	878,600	Year End Roll	1/3/2019
2018	104	FV	391,000	4400	4,950.	352,500	747,900	747,900	Year End Roll	12/20/2017
2017	104	FV	365,800	4400	4,950.	307,000	677,200	677,200	Year End Roll	1/3/2017
2016	104	FV	365,800	4400	4,950.	261,500	631,700	631,700	Year End	1/4/2016
2015	104	FV	324,500	4400	4,950.	255,800	584,700	584,700	Year End Roll	12/11/2014

PRINT

Date	Time
12/29/21	23:34:40

LAST REV

Date	Time
05/03/18	11:49:42
ekelly	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 3777

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
MURRAY PAUL D J	62661-567		9/20/2013	Convenience	1	No	No		
MURRAY PAUL D &	62035-220		6/17/2013	Convenience	1	No	No		
WHITE WILLIAM	30484-547		7/30/1999		379,000	No	No		
MULLIGAN BARBAR	26728-153		10/7/1996		106,925	No	No		A

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
9/18/2007	819	Siding	9,200					

ACTIVITY INFORMATION

Date	Result	By	Name
4/17/2018	MEAS&NOTICE	BS	Barbara S
5/7/2009	Measured	189	PATRIOT
5/6/2000	Inspected	264	PATRIOT
3/2/2000	Measured	264	PATRIOT
8/17/1993		EK	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	31414
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		4950		Sq. Ft.	Site		0	80.	1.15	1									454,802						454,800	

Total AC/HA:	0.11364	Total SF/SM:	4950	Parcel LUC:	104	Two Family	Prime NB Desc	ARLINGTON	Total:	454,802	Spl Credit		Total:	454,800

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

Database: AssessPro - ArchiveProArling apro 2023

EXTERIOR INFORMATION

Type:	13 - Multi-Garden		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	2	Total:	2
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	2 - Hip		
Roof Cover:	1 - Asphalt Shgl		
Color:	BEIGE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1925	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	2		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	2	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	2	Rating:	Average
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	180.00
Size Adj.:	1.09642851
Const Adj.:	0.99980003
Adj $ / SQ:	197.318
Other Features:	101500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	677777
Depreciation:	126066
Depreciated Total:	551710

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	11	BRs:	4	Baths:	2	HB	

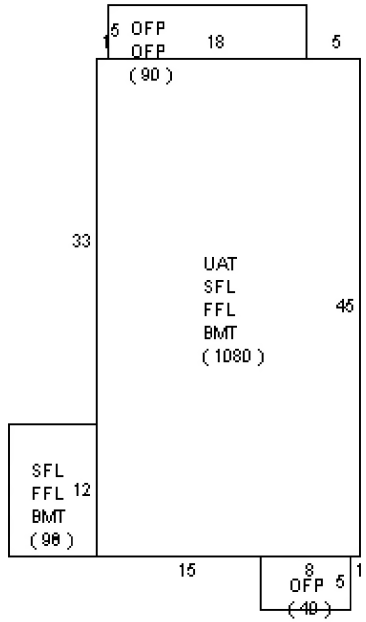
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	6	2	
1	5	2	
Totals			
2	11	4	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:		Before Depr:	197.32
Special Features:	0	Val/Su Net:	137.31
Final Total:	551700	Val/Su SzAd	234.57

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,176	59.200	69,614
FFL	First Floor	1,176	197.320	232,046
SFL	Second Floor	1,176	197.320	232,046
UAT	Upper Attic	270	138.120	37,293
OFP	Open Porch	220	24.000	5,279

Net Sketched Area:	4,018	Total:	576,278

Size Ad	2352	Gross Area	4828	FinArea	2622

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
UAT	100	FLA	100	A	

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 044.0-0005-0003.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	18X18	A	AV	1930	22.72	T	40	104			4,400			4,400

More:	N	Total Yard Items:	4,400	Total Special Featues:		Total:	4,400

IMAGE

AssessPro Patriot Properties, Inc